144.0	0001	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	888,200 / 888,200
					USE VALUE:	888,200 / 888,200
					ASSESSED:	888,200 / 888,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
133		NEWPORT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NOKES KEITH E	
Owner 2:	NOKES-GINE NURIA R	
Owner 3:		
Street 1:	133 NEWPORT ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry: / Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	MANSFIELD JAMES R--ETAL -
Owner 2:	MANSFIELD CATHERINE A -
Street 1:	133 NEWPORT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,581 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Wood Shingle Exterior and 1528 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4581.000	436,300	6,000	445,900	888,200
Total Card	0.105	436,300	6,000	445,900	888,200
Total Parcel	0.105	436,300	6,000	445,900	888,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 581.28 | /Parcel: 581.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 93570
GIS Ref:
GIS Ref:
Insp Date: 12/16/17

PREVIOUS ASSESSMENT

Parcel ID: 144.0-0001-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	436,300	6000	4,581.	445,900	888,200	888,200	Year End Roll	12/18/2019
2019	101	FV	342,900	6000	4,581.	418,100	767,000	767,000	Year End Roll	1/3/2019
2018	101	FV	342,900	6000	4,581.	345,600	694,500	694,500	Year End Roll	12/20/2017
2017	101	FV	342,900	6000	4,581.	317,700	666,600	666,600	Year End Roll	1/3/2017
2016	101	FV	342,900	6000	4,581.	289,900	638,800	638,800	Year End	1/4/2016
2015	101	FV	319,900	6000	4,581.	284,300	610,200	610,200	Year End Roll	12/11/2014
2014	101	FV	319,900	6000	4,581.	264,200	590,100	590,100	Year End Roll	12/16/2013
2013	101	FV	319,900	6000	4,581.	251,400	577,300	577,300		12/13/2012

!11186!

PRINT

Date	Time
12/11/20	01:23:10

LAST REV

Date	Time
12/11/19	10:59:52
danam	
11186	

USER DEFINED

Prior Id # 1:	93570
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MANSFIELD JAMES	45947-181		8/26/2005		585,000	No	No		
	8128-241		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/18/2019	901	Dormers	115,000	O				20 dormer in rear
1/3/2019	17	Re-Roof	11,400	C				
5/15/2014	437	New Wind	5,000					
3/3/2009	120	Renovate	93,000					

ACTIVITY INFORMATION

Date	Result	By	Name
12/16/2017	MEAS&NOTICE	HS	Hanne S
6/17/2014	External Ins	PC	PHIL C
11/6/2008	Meas/Inspect	189	PATRIOT
12/10/2005	MLS	MM	Mary M
1/6/2000	Inspected	264	PATRIOT
12/1/1999	Mailer Sent		
11/15/1999	Measured	153	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4581		Sq. Ft.	Site		0	80.	1.22	9									445,944						445,900	

Total AC/HA:	0.10517	Total SF/SM:	4581	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	
Total:	445,944	Spl Credit		Total:	445,900				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	0		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	175.482
Other Features:	115050
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	457293
Depreciation:	21035
Depreciated Total:	436258

COMMENTS

SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB	1				

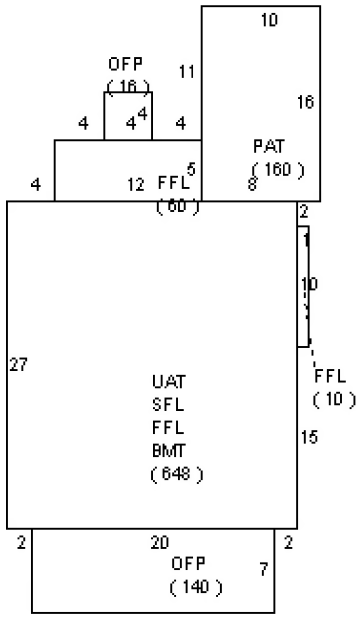
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	193.03
Special Features:	0	Val/Su Net:	175.08
Final Total:	436300	Val/Su SzAd	319.40

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	718	175.480	125,996
BMT	Basement	648	52.640	34,114
SFL	Second Floor	648	175.480	113,713
UAT	Upper Attic	162	135.120	21,890
PAT	Patio	160	4.590	735
OFP	Open Porch	156	27.070	4,224

Net Sketched Area:	2,492			Total:	300,672
Size Ad	1366	Gross Are	2978	FinArea	1528

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

144.0-0001-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	GD	1927	21.25	T	30	101			6,000			6,000

More:	N	Total Yard Items:	6,000	Total Special Featues:		Total:	6,000